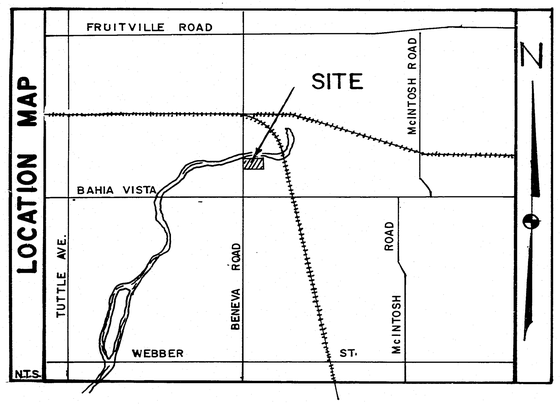
484803

BENEVA CREEK LAND CONDOMINIUM

SEC. 27, TWP. 36-S., RGE. 18-E

SARASOTA COUNTY, FLORIDA.

NOTE:
THE PREMISES, LESS THE TRACTS, SHALL BE SUBJECT TO THE EASMENTS FOR THE LOCATION, CONSTRUCTION, REPAIR, REPLACEMENT, OF UTILITY LINES, POLES, PIPES, AND APPARATUS OF ALL KINDS OR NATURE NECESSARY TO SERVE ANY OR ALL OF THE TRACTS. UPON COMPLETION THEREOF THIS PLAT WILL BE AMENDED TO REFLECT THE LOCATION THEREOF.



BEE RIDGE ROAD

BENEVA CREEK CONDOMINIUM

DESCRIPTION: OVERALL PARCEL

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE. 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼ OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE EAST ALONG THE NORTH LINE OF LANDS OF PALM GROVE CONSERVATIVE MENNONITE CHURCH, RECORDED IN D.B. 326, PAGE 71, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 205.00' TO A CONCRETE MONUMENT; THENCE NORTH ALONG THE WEST LINE OF LANDS OF RADIO SARASOTA, INC., RECORDED IN O.R. BOOK 436, PAGE 931, PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, 294.0' TO A CONCRETE MONUMENT FOR A P.O.B.; THENCE S 89° 12' 20" W 162.10' TO AN IRON PIPE AT THE E'LY R/W LINE OF BENEVA ROAD; THENCE ALONG SAID E'LY R/W LINE THE FOLLOWING COURSES: N 0° 07' 21" E 108.48'; N 7° 22' 32" E 221.71' TO AN IRON PIPE AND N 0° 07' 21" E 71.98'; THENCE N 87° 48' 16" E 603.91' TO A IRON PIPE; THENCE S 0° 09' 40" W 415.31' TO A CONCRETE MONUMENT; THENCE S 89° 16' 38" W 469.10' TO THE P.O.B..
CONTAINING 5.7846 ACRES OF LAND MORE OR LESS.

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," CHAPTER 21 H H-6, FLORIDA ADMINISTRATIVE CODE AND DO HEREBY CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETE SO THAT THIS MATERIAL TOGETHER WITH THE PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS AND THAT THE IDENTIFICATION, LOCATIONS AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

10 JAN. 85
DATE OF SURVEY

26 MAR. 85
DATE OF PLAT

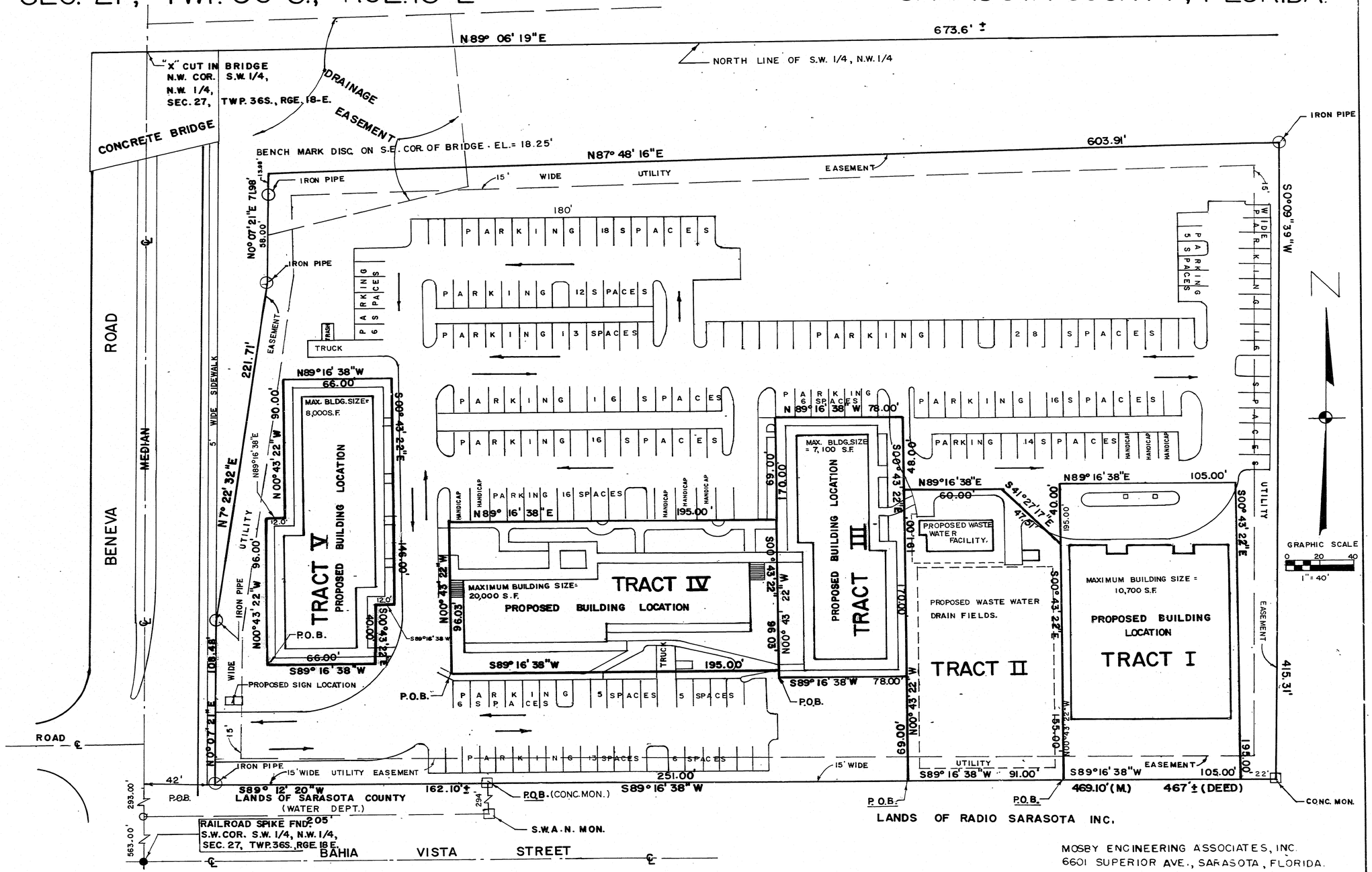
CLIFF ALBERTI, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3599

MOSBY ENGINEERING ASSOCIATES, INC.
6601 SUPERIOR AVE., SARASOTA, FLORIDA.

PLAT BOOK 24 PAGE 14A
SHEET 2 OF 3 SHEETS

BENEVA CREEK LAND CONDOMINIUM

SEC. 27, TWP. 36-S., RGE. 18-E SARASOTA COUNTY, FLORIDA



MOSBY ENGINEERING ASSOCIATES, INC.
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BENEVA CREEK LAND CONDOMINIUM

SEC. 27, TWP. 36-S., RGE. 18-E

SARASOTA COUNTY, FLORIDA.

DESCRIPTION: TRACT 1

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼ OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE N 61° 23' 48" E 623.12' FOR A P.O.B.; THENCE N 0° 43' 21" W 195.00'; THENCE N 89° 16' 38" E 105.00'; THENCE S 0° 43' 21" E 195.00'; THENCE S 89° 16' 38" W 105.00' TO THE P.O.B..
CONTAINING 0.4700 ACRES OF LAND MORE OR LESS.

DESCRIPTION: TRACT II

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼ OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE N 56° 54' 47" E 544.35' FOR A P.O.B.; THENCE N 0° 43' 22" W 191.00'; THENCE N 89° 16' 38" E 60.00'; THENCE S 41° 27' 18" E 47.51'; THENCE S 0° 43' 21" 155.00'; THENCE S 89° 16' 38" W 91.00' TO THE P.O.B..
CONTAINING 0.3862 ACRES OF LAND MORE OR LESS.

DESCRIPTION: TRACT III

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼ OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE N 45° 55' 44" E 525.02' FOR A P.O.B.; THENCE N 0° 43' 22" W 170.00'; THENCE N 89° 16' 38" E 78.00'; THENCE S 0° 43' 22" E 170.00'; THENCE S 89° 16' 38" W 78.00' TO THE P.O.B..
CONTAINING 0.3044 ACRES OF LAND MORE OR LESS.

DESCRIPTION: TRACT IV

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE. 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼ OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE N26°21' 20" E 410.34' FOR A P.O.B.; THENCES 89° 12' 20" W 21.90'; THENCE N 0° 43' 22" W 96.03'; THENCE N 89° 16' 38" E 195.00'; THENCE S 0° 43' 22" E 96.03'; THENCE S 89° 16' 38" W 195.00' TO THE P.O.B..
CONTAINING 0.4299 ACRES OF LAND MORE OR LESS.

DESCRIPTION: TRACT V

A PARCEL OF LAND SITUATE IN SEC. 27, TWP. 36S, RGE. 18E, SARASOTA COUNTY, FLORIDA, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE SW¼OF THE NW¼ OF SAID SEC 27; THENCE NORTH ALONG THE WEST LINE OF SAID SEC. 27, BEING THE CENTERLINE OF BENEVA ROAD, 563.00'; THENCE N 10° 54' 14" E 376.08' FOR A P.O.B.; THENCE N 0° 43' 22" W 96.00'; THENCE N 89° 16' 38" E 12.00'; THENCE N 0° 43' 22" W 90.00'; THENCE N 89° 16' 38" E 66.00'; THENCE S 0° 43' 22" E 146.00'; THENCE S 89° 16' 38" W 12.00'; S 0° 43' 22" E 40.00'; S 89° 16' 38" W 66.00' TO THE P.O.B..
CONTAINING 0.2973 ACRES OF LAND MORE OR LESS.

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